

WEST ST. MARY PARISH PORT, HARBOR AND TERMINAL DISTRICT

MEETING MINUTES

AUGUST 7, 2019

6:00 P.M.

The meeting was called to order by Mr. Wilson Terry, President of the Port Commission. Mr. Terry led in the Pledge of Allegiance. Mr. Willie Peters gave the Invocation. A roll call resulted in the following:

Present:

Calvin Deshotel
Donna Lanceslin
Ralph Longman
Greg Paul
Willie Peters
Joe Phillips
Murphy Pontiff
Wilson Terry

Absent:

Joseph Tabb

Also present at the meeting were Ms. Marguerite Robinson of Teche Talk, Mr. Casey Collier of the Franklin Banner, Mr. Reid Miller of Miller Engineers, Mr. Eric Duplantis, Port Attorney, Mr. David Allain, Executive Director and Ms. Rebecca Pellerin, Office Manager of the Port Commission.

A motion was made by Mr. Paul to dispense with the reading of the July 2, 2019 meeting minutes and to accept them as presented. The motion was seconded by Mr. Longman. Mr. Terry asked if there was any discussion or opposition. There was none. The motion carried unanimously.

Mr. Terry asked if there was any public comment. There was none.

Mr. Allain reported on the Economic Development Administration (EDA) project, the construction of a training facility on Port property. He explained that since Hurricane Barry, which contributed to coastal flooding, especially the site at the Port's Industrial Park on the Charenton Navigation Canal, it was suggested that an alternate site for the school be selected. After much discussion with the Port's engineer, the local Legislative Delegation, representatives of EDA, Louisiana Office of Facility Planning, and the South Louisiana Community College, it was determined that a section of property near the Port's Baldwin Campus (the former Superior Fabricators facility) would be better suited for the project. Mr. Allain has contacted all parties involved and all are in concurrence with the change of location. Mr. Allain explained that the site is a 4.8 acre green field site with adequate elevation for construction. All utility servitudes are located on the property. A motion was made by Mr. Deshotel to proceed with changing the location of the Training Facility to the Port's Baldwin Campus. The motion was seconded by Mr. Phillips. Mr. Terry asked if there was any discussion or opposition. There was none. The motion carried unanimously.

Mr. Allain reported on two potential tenants for the Port's Baldwin facility. Mr. Allain showed the property to the first potential tenant who was interested in leasing the property but learned that the

project (contracts) that they needed the property for would be delayed for approximately a year to a year and one-half. Mr. Allain has been in contact with the second potential tenant and will be scheduling a site visit in the near future with them. In order to properly market the facility, it has been determined that the roof is in need of repair. He further reported that in discussion with Mr. Miller of Miller Engineers, it was suggested that an inspection of the existing roof and purlins be performed. Mr. Allain obtained two preliminary cost estimates ranging from \$100,000 to \$200,000. Mr. Miller reported that he has worked with a roof consultant previously and suggested that the Port Commission request an opinion from him. A motion was made by Mr. Longman to have the roof at the Baldwin Campus inspected. The motion was seconded by Mr. Pontiff. Mr. Terry asked if there was any discussion or opposition. There was none. The motion carried unanimously.

A motion was made by Mr. Phillips to approve Payment Request #5 to Miller Engineers in the amount of \$7,907.65 for the Louisiana Department of Transportation Project #H.013325. The motion was seconded by Ms. Lanceslin. Mr. Terry asked if there was any discussion or opposition. There was none. The motion carried unanimously.

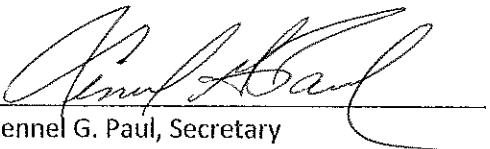
Mr. Allain reported that when the rehab program began at the DLS site, the Port Commission entered into an Intergovernmental Reimbursement Agreement with the Louisiana Department of Transportation and Development. This Agreement stated that when funds were made available, the Port Commission would be reimbursed as per the Agreement. Mr. Allain was informed that funds are now available and as such, an Intergovernmental Replacement Agreement between the Port and LA DOTD is now needed. A motion was made by Mr. Deshotel to enter into the Intergovernmental Replacement Agreement with LA DOTD. The motion was seconded by Mr. Paul. Mr. Terry asked if there was any discussion or opposition. There was none. The motion carried unanimously.

Mr. Duplantis reminded the Commission that the required Ethics Training must be completed by December 31, 2019.

Mr. Reid Miller reported that Phase I of the LA DOTD project at DLS was the air compressor. During the start up of the compressor, the technician noticed a noise. While investigating the source of the noise, it was determined that water had gotten in to the bearing. It was not certain if the water was related to the recent hurricane or heavy rains. A repair estimate was received in the amount of approximately \$24,000 and in checking into the insurance coverage, it was determined that the compressor is insured but that the deductible is \$25,000. To further discuss this item, Mr. Duplantis explained the agenda would have to be expanded. Mr. Duplantis further explained that the reason the item was not on the agenda previously was because it had not been determined if the Compressor was covered by insurance. A motion was made by Mr. Peters to expand the agenda to discuss the repair of the compressor at the DLS site. The motion was seconded by Mr. Pontiff. Mr. Terry asked for a roll call: voting yes - Mr. Longman, Mr. Peters, Ms. Lanceslin, Mr. Phillips, Mr. Pontiff, Mr. Deshotel, Mr. Paul, Mr. Terry. Absent: Mr. Tabb. The motion carried and the agenda was expanded to include discussion regarding the repair of the compressor. Mr. Peters asked if there was any idea of how the water got into the compressor and Mr. Miller explained that it could be the result of the recent hurricane. Mr. Allain explained that DLS has built a roof over the compressor for protection. Discussion followed. Mr. Allain said that he would look into filing a claim for the repairs with FEMA as the damage may be storm related. A motion was made by Mr. Peters to have the air compressor repaired. The motion was seconded by Mr. Paul. Mr. Terry asked if there was any discussion or opposition. There was none. The motion carried unanimously.

Mr. Miller reported on Phase IV of the LA DOTD project. He noted that repair work has begun on the bulkhead and that approximately one fourth of the limestone has been installed.

There being no further business to be discussed, a motion was made by Mr. Paul to adjourn the meeting. The motion was seconded by Ms. Lanceslin. Mr. Terry asked if there was any discussion or opposition. There was none. The motion carried unanimously and the meeting adjourned at 6:40 p.m.

Signed 
Lennel G. Paul, Secretary